

Fayrefield House

Walsham Road Wattisfield IP22 1PB





An equestrian property with 13.5 acres now offering a renovation project following flood damage in 2023. The property is subject to an equestrian occupancy tie.

Fayrefield House comprises a principle 4-bedroom dwelling built in 2016. The house is constructed of an oak frame with rendered and clad walls beneath a pin tile roof. On the ground floor is a reception hall, sitting room, kitchen/breakfast room, dining room, wc, utility and library. On the first floor are three double bedrooms, ensuite, dressing room and family bathroom. A garage is attached to the house. In total the house (and garage) extends to 2,536 sq.ft (236sq.m).

The grounds and land are a superb feature of the property and in total extend to 13.5 acres being mainly laid out into two acre paddocks. The equestrian facilities include 12 stables, flood-lit arena and tack room, with feed and machinery stores. Adjoining the stable yard is a sizable parking area for cars, lorries and horse boxes.

Services – Mains water and electricity are connected. Sewerage treatment plant drainage. Ground source heat pump. Array of 16 solar panels. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

Planning – The property is subject to an equestrian occupancy tie, meaning the property must be occupied by those employed or last employed within the equestrian industry. In 2018, an outline planning application for 2 new dwellings was refused. Ref: DC/18/02559. Further information is available from the agents.

Overage – The sale will be subject to an overage provision of 30% of any uplift in the value of the land marked blue on the sale plan, as a consequence of any planning permission for a change of use for a period of 30 years. The overage would be triggered on the implementation of a consent or sale (whichever is sooner).

Agents Note - The property was subject to substantial flooding during Storm Babet in October 2023. Further information is available from the agents.

Local Authority – Mid Suffolk District Council
Council Tax Band – E
Rateable Value - £4,350

4 3 2 13.5 Ac









Equestrian Property



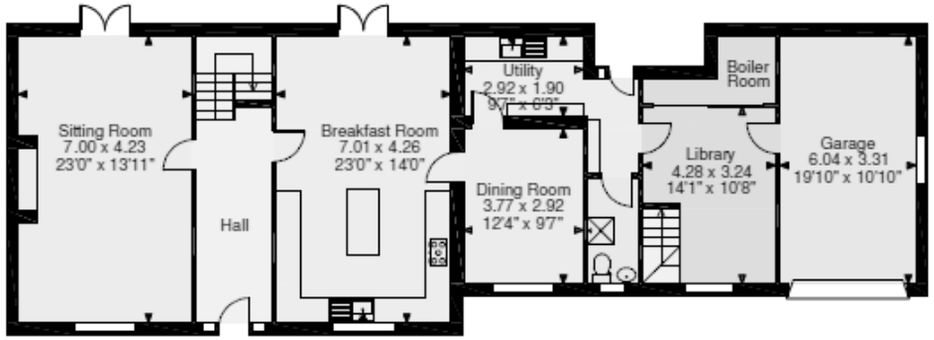




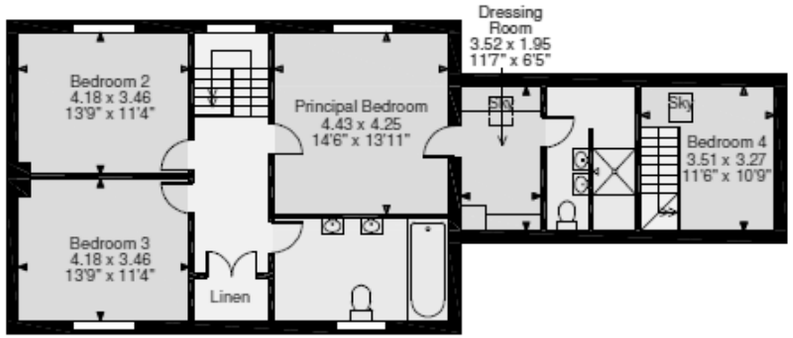




Floor Plan



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Site Plan



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

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